Karen Y Johnson Davidson County
Batch# 148833 DEEDQC
10/04/2018 09:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181004-0098552

FROM:	TO:
ERIC LANDES AND MEGAN L. OLESON	WILLIAM T. SMITH, TRUSTEE

AND

FROM:	TO:
WILLIAM T. SMITH, TRUSTEE	ERIC LANDES

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
903 11th Avenue North Nashville, TN 37208	New Owner	0920-40-D-002.00

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tn 37201
(615) 244-4994

JONNA L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Sharon Miller
AFFIANT

Subscribed and sworn to before me, this 3rd day of October, 2018.

Notary Public

My Commission Expires: 10/14/2019

KNOW ALL PERSONS BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and for the express purpose of making a re-conveyance as carried out herein, **ERIC LANDES, unmarried, AND MEGAN L. OLESON, unmarried,** by these presents do hereby quitclaim unto **WILLIAM T. SMITH, TRUSTEE,** his successors and assigns, all right, title and interest, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 and the southerly 1 1/2 feet of Lot No. 34 on the Plat of Johnson Bransford's Subdivision of 3 parts of Lot No. 158 of John McNairy's Mansion House Tract, of record in Book 161, Page 146, Register's Office for said County.

Said Lot and part of said lot front together 39 feet on the westerly side of 11th Avenue North, formerly Cumberland Street and runs back between parallel lines, 136 feet more or less to an alley.

Being part of the same property conveyed to Eric Landes, an unmarried man, and Megan Oleson, an unmarried woman, and Leslie Landes, a married man, by Warranty Deed from Ted Leftwich and wife, Rita Denise Leftwich, of record in Instrument No. 20151006-0101568, Register's Office for Davidson County, Tennessee, being part of the property constituted into a horizontal property regime with private elements pursuant to the Declaration of Covenants, Conditions and Restrictions for 901 11th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151230-0131139, Register's Office for Davidson County, Tennessee, Leslie Landes having quitclaimed his interest to Eric Landes, an unmarried man, and Megan L. Oleson, an unmarried woman, by Quitclaim Deed of record in Instrument No. 20170426-0041074, Register's Office for Davidson County, Tennessee, and being the same property quitclaimed by Eric Landes to Megan L. Oleson, unmarried, by Quitclaim Deed of record in Instrument No. 20170825-0087504, Register's Office for Davidson County, Tennessee. Unit B of the same horizontal property regime was quitclaimed to Eric Landes by Quitclaim Deed from Megan L. Oleson, unmarried, of record in Instrument No. 20180913-0090904, Register's Office for Davidson County, Tennessee, and being part of the same property subject to the Instrument of Termination of Horizontal Property Regime of 901 11th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No. -201810040098550-, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

This is improved property known as 903 11th Avenue North, Nashville, TN 37208.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, **WILLIAM T. SMITH, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all right, title and interest unto **ERIC LANDES, unmarried**, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Signature Pages to Follow

IN WITNESS WHEREOF, we have hereunto set out hands on this 3rd day of October, 2018.

Megan L. Oleson

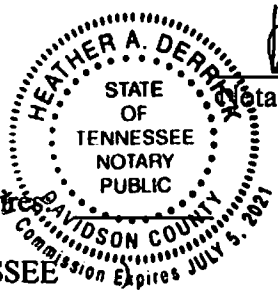
Eric Landes

William T. Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MEGAN L. OLESON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of October, 2018.



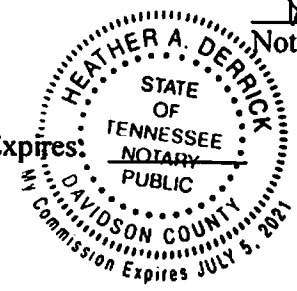
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC LANDES**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of October, 2018.



Notary Public

My Commission Expires:

748168.1/20151152

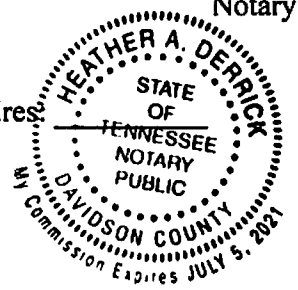
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM T. SMITH, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of October, 2018.

Heather A Derrick
Notary Public

My Commission Expires:



748168.1/20151152

True Copy Certification

I, Heather A. Derrick, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather A Derrick

Signature

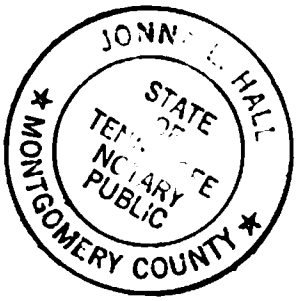
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Heather A. Derrick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



722337.1/2010969